

## Alexander Gunyon

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**From:** Maria Vertedor Munoz [REDACTED]  
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**Categories:** Blue category

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Name: Maria Vertedor Munoz  
[REDACTED]

Dear Canterbury Council,

I am responding as a resident of the Canterbury District.

The comment below is in response to Chapter 1 of the Council's Local Plan

I express my opposition to the suggested plan for constructing a comparatively massive new town comprising 2,000 residential units on rural terrain situated north of Canterbury. The existing housing within the district already exerts substantial strain on public amenities. The identified area between Blean and Tyler Hill, characterized by its rustic charm, status of SSI, fertile agricultural lands, ecological significance, and accessibility challenges without the development of new roadways, is an unsuitable location for the erection of 2,000 dwellings. A major deficiency in the plan is its failure to plainly state that policy C12 involves the conversion of rural land into urban zones.

Below is a response to Chapter 2, Policy C12. Based on the Plan, it's difficult to perceive the proposed development as anything other than a car-centric neighborhood, requiring road building, amplified traffic entering Canterbury, and a worsening quality of life due to noise and air pollution. The existing narrow rural roads are unsuitable for handling the additional traffic from the thousands of planned residences. Initiatives aimed at boosting bus usage in the Canterbury district have not yielded any evidence of success, making it highly questionable whether this approach will help alleviate traffic-related issues. The C12 proposals clash with the "2021 Land Character Assessment", which any existing or forthcoming "Local Plan" should be based upon. The suggested development opposes policy SS1.10, as it is encircled by various portions of the "National Nature Reserve", which harbor numerous rare and endangered species. According to the SS1.10 guideline, the Council aims to cooperate with associates to broaden and enhance the connectivity of the "Blean Woodland Complex". However, this development plan would render connectivity unachievable. The proposed project would adversely impact wildlife and biodiversity, which are of utmost importance to my loved ones and me.

Kind regards  
Maria